

Statement of Justification
for
Fauquier Feed Supply

History

Sevinsky Enterprises, trading as Fauquier Feed Supply (FFS) purchased the assets of Fauquier Grain Co. from C.L. Ritchie in 1993. The business operated as a farm supply store, commercial fertilizer applicator, bulk feed wholesaler, and grain elevator. Around 1995, with the addition of the Culpeper Wal-Mart and stiff competition from the local Farmer's Co-op, Fauquier Feed Supply was forced to close its retail store and devise ways to stay profitable. The business wash bays were made available to customers as well as the filling of propane tanks with the business pumping station. Unused buildings were rented out to generate revenue.

Site Operation Today

Fauquier Feed Supply requests to remain in operation in the manner it has run for the last three years. With farm land being lost to building, and the financial struggles and closing of local dairies, the amount of commercial agriculture business in the county can no longer support the financial obligations of Fauquier Feed Supply. The site contains ten structures which generate income for the site. Listed below are the structures and the business activity performed in each. Fauquier Feed Supply no longer has regular office hours and fills propane tanks by appointment only. The business wash bays remain private and unadvertised and used by Fauquier Feed Supply customers only.

Building	Function	Current Tenant
1	Private Truck Shop	Mullins
2	Storage	Vacant
3	Office/Warehouse	Firesafe Inc.
4	Storage/Shop/Farm Equipment	Chick's Equipment
5A	Fertilizer/Storage	FFS
5B	Office/Warehouse	FFS
6A	Tire Shop	Digges
6B	Wash Bay	FFS
7,8,9	Storage	FFS
10	Office	Remington Bus. Sys.

Transportation Impacts

During operation of the retail feed store, FFS had an employee count of 15 people. Retail sales generated a traffic flow of between 40 to over 100 customers per day. Today, the site has approximately the same number of employees spread across several companies. There is minimal customer traffic estimated in the 20-40 visits per day.

Future

Omitted from the zoning plat are portable tanks and elevators that are removable. All will most likely be expendable in the near future. Fauquier Feed Supply requests a zoning change to continue only the type of activity that has been performed at the site over the last three years and listed in this document. There is no new construction being proposed and no other types of activities will take place.